

STATE OF ALABAMA  
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES  
STATE LANDS DIVISION

INVITATION FOR BIDS FOR THE SALE OF STATE LAND  
LOCATED IN BARBOUR COUNTY, ALABAMA

Notice is hereby given pursuant to Code of Alabama, 1975, Section 9-15-70 et seq. that sealed bids for the sale of state property will be received by the State Lands Director until July 28, 2009 at 2:30 p.m., at which time all bids will be publicly opened and read in the office of the State Lands Division, Department of Conservation and Natural Resources, 464 Folsom Administrative Building, Montgomery, Alabama 36130-1901.

Land being offered is located in Township 10 North, Range 28 East, Sections 5 and 6 and in Township 11 North, Range 28 East, Section 31, in Barbour County, Alabama, being more commonly known as the EUFAULA YOUTH CENTER PROPERTY, which land consists of separately described parcels being more particularly described as follows and as depicted on Barge, Waggoner Sumner & Cannon, Inc. Boundary Survey No. 3180711:

Parcel 1/Area 1: The point of beginning being a concrete monument found at the northwest corner of the NE/4 of Section 5 and proceed on a bearing of S89°43'18"E, a distance of 1001.48 feet, to a concrete monument found; thence proceed on a bearing of S00°52'16"E, a distance of 1773.21 feet, to a concrete monument found; thence proceed on a bearing of S88°14'51"W, a distance of 417.72 feet, to a concrete monument found; thence proceed on a bearing of S00°13'14"W, a distance of 564.34 feet, to a concrete monument found on the north right-of-way of Outback Road; thence proceed along the north right-of-way of Outback Road on a curve to the right, having a chord bearing of N69°33'25"W, a chord distance of 572.01 feet, and a radius of 1891.69 feet, to an iron rod set; thence continue along the north right-of way of Outback Road on a bearing of N55°09'46"W, a distance of 1484.10 feet, to an iron rod set; thence proceed on a bearing of S89°36'29"E, a distance of 1103.69 feet, to an iron rod set; thence proceed on a bearing of N00°04'00"E, a distance of 55.00 feet, to a concrete monument found; thence proceed on a bearing of N01°52'00"E, a distance of 1260.62 feet, to the point of beginning of this parcel. This parcel contains 59.11 acres, more or less.

Parcel 2/Area 1: Commence at a concrete monument found at the northwest corner of the NE/4 of Section 5, and proceed on a bearing of S89°43'18"E, a distance of 1001.48 feet, to a concrete monument found; thence proceed on a bearing of S00°52'16"E, a distance of 1773.21 feet, to a concrete monument found; thence proceed on a bearing of S88°14'51"W, a distance of 417.72 feet, to a concrete monument found; thence proceed on a bearing of S00°13'14"W, a distance of 564.34 feet, to a concrete monument found on the north right-of-way of Outback Road; thence proceed along the north right-of way of Outback Road on a curve to the right, having a chord bearing of N69°33'25"W, a chord distance of 572.01 feet, and a radius of 1891.69 feet, to an iron rod set; thence proceed on a bearing of N72°14'05"W, a distance of 277.25 feet, to a concrete monument on the south right-of-way of Outback Road; thence proceed on a bearing of S00°01'11"W, a distance of 603.41 feet, to a concrete monument; thence proceed on a bearing of S88°32'48"E, a distance of 104.87 feet, to a concrete monument; thence proceed on a bearing of S01°28'22"W, a distance of 120.74 feet, to a concrete monument; thence proceed on a bearing of 77°48'10"W, a distance of 866.55 feet, to a concrete monument; thence proceed on a bearing of S02°27'11"W, a distance of 103.94 feet, to a concrete monument; thence proceed on a bearing of N77°43'57"W, a distance of 438.82 feet, to a concrete monument; thence proceed on a bearing of S02°25'29"W, a distance

of 99.68 feet, to a concrete monument on the north right-of-way of Barbour County Highway 30 (Clayton Eufaula Highway); thence proceed along the north right-of-way of Highway 30 on a bearing of N77°12'32"W, a distance of 28.94 feet, to a concrete monument found; thence proceed on a bearing of N02°15'12"E, a distance of 406.02 feet, to an iron rod found; thence proceed on a bearing of N55°11'10"W, a distance of 159.38 feet, to an iron rod set; thence proceed on a bearing of N35°00'55"E, a distance of 248.33 feet, to a concrete monument found; thence proceed on a bearing of N01°30'41"E, a distance of 757.46 feet to the south right-of-way of Outback Road; thence proceed along the south right-of-way of Outback Road, on a bearing of S55°09'46"E, a distance of 406.28 feet, to a concrete monument found; thence continue along the south right-of-way of Outback Road on a bearing of S55°09'46", a distance of 999.43 feet, to the point of beginning of this parcel. This parcel contains 28.68 acres, more or less. [NOTE: THERE IS AN APPROXIMATE TWENTY-NINE (29) FOOT WIDE DRIVEWAY ENCROACHMENT ASSOCIATED WITH PROPERTY ADJACENT TO A PORTION OF THE WEST BOUNDARY OF THE PARCEL AS SHOWN ON BARGE, WAGGONER, SUMNER & CANNON, INC. BOUNDARY SURVEY NO. 3180711].

An additional parcel of land, 50 feet wide, located in Township 10 North, Range 28 East, Section 6, in Barbour County, Alabama and 25 feet on each side of a center line described as follows:

From the center line of a county road, 320 feet more or less, easterly of the intersection of said road and Highway No. 30 and 200 feet more or less, northeasterly from the centerline of said Highway 30 measured at right angles from the center line of said Highway 30, thence N14°52'26"W, a distance of 22 feet, more or less, to a point on the north right-of-way of said road and the point of beginning; thence N14°52'26"W, a distance of 277.00 feet, more or less, thence from a tangent bearing of N14°52'26"W, around a curve to the right with a radius of 1145.92 feet, and arc distance of 297.47 feet, to point "A" is assumed to be 20 feet, more or less, south of the north boundary and 1795.00 feet, more or less, east of the west boundary of Section 6, Township 10 North, Range 28 East.

Parcel 3/Area 2: Begin at point "A" as referred to above; thence west, parallel to the north boundary of Section 6, a distance of 260.00 feet, to an iron rod set; thence north, parallel to the west boundary of Section 6, a distance of 400.00 feet, to an iron rod set. This corner is assumed to be 380.00 feet north of the south boundary of Section 31, Township 11 North; thence east, parallel to the south boundary of Section 6, a distance of 300.00 feet, to an iron rod set; thence south parallel to the west boundary of Section 6, a distance of 400.00 feet, to an iron rod set. This corner is assumed to be 20 feet south of the north boundary of Section 6, thence west, parallel to the north boundary of Section 6, a distance of 40.00 feet, to the point of beginning of this parcel located in Township 10 North, Range 28 East, Sections 6 and 31 containing 3.39 acres, more or less.

Any conveyance will be made subject to:

- 1) Reservation of all oil, gas and minerals rights; and
- 2) All other matters, reservations and restrictions of record; and
- 3) Encroachment of driveway as to Parcel 2/Area 1 noted above.

The minimum bid the above described property is \$228,000.

Each bid submitted must be accompanied by a certified or cashier's check in the amount of \$46,000, as a bid deposit made payable to the State Lands Division which will be forfeited if the bid is accepted and the Bidder does not complete the transaction. Any bid submitted without such check will not be considered. Unsuccessful bidders' deposits will be returned promptly following the bid opening. The successful bidder's deposits will be applied to the purchase price of the successful bid.

Bids must be submitted for the entire property, not for a parcel separately described hereinabove. All bids submitted must be clearly marked on the outside of the envelope "SEALED BID FOR EUFAULA YOUTH CENTER, BARBOUR COUNTY, ALABAMA, NOT TO BE OPENED UNTIL JULY 28, 2009 AT 2:30 P.M." and mailed to: State Lands Division, Room 464, Folsom Administrative Building, 64 North Union Street, Montgomery, Alabama 36130.

**NO BID SHALL BE RECEIVED FOR ANY REASON ANY TIME AFTER THE ADVERTISED DEADLINE.**

The successful bidder must complete the transaction within 30 days of award or forfeit the bid deposit. Specification of a minimum bid amount to be considered does not suggest acceptance of any bid which may exceed that amount. The State does not warrant nor guarantee title to the lands herein advertised.

This sale is conducted pursuant to the provisions of the Alabama Land Sales and Leasing Act (Act 95-280) and/or other laws of the State of Alabama governing this transaction whether or not included in this notice. The State reserves the right to reject any or all bids and further reserves the right to negotiate a higher sale with the highest bidder. No sale may be made at a price less than the highest bid received or published minimum, whichever is highest. The State does not warrant nor guarantee title to the lands herein advertised or otherwise warrant or guarantee the condition of the land or improvements related to the land herein advertised.

The Department of Conservation and Natural Resources does not discriminate on the basis of race, color, religion, age, gender, national origin, or disability in its hiring or employment practices nor in admission to, access to, or operations of its programs, services, or activities.

The property may be inspected before July 28, 2009 at 2:30 p.m., by contacting the State Lands Division. Persons desiring further information regarding this sale may contact the State Lands Division at the above address, or by telephone at (334) 242-3484.

  
Patricia J. Powell  
State Lands Director

6-26-09  
DATE